

# FOR RENT

## NEW YORK CITY REAL ESTATE AT SUBURBAN PRICES

### AT FLUSHING, L. I.



This Row of houses just completed. Ten rooms with nice plot, all improvements, including parquet floors, hardwood trim, steam heat, electric light and gas and gas stove. In finest residential section. All street improvements, including sewer. No assessments. Three minutes to depot. Bargain at \$7,700. Terms to suit purchaser.

**RUNGE & CO.,** 96 Main Street, FLUSHING, N. Y.

### RICHMOND HILL and KEW GARDENS

15 Minutes from Pennsylvania Station.

**Kew Gardens** adjoins Richmond Hill; in fact, it is laid out upon the hill from which the long established village takes its name. Ever since 1868 the tract of about 400 acres now known as Richmond Hill and Kew Gardens has been in the hands of the same family and has been consistently developed along the most approved lines as a model village, every part of the tract being restricted against nuisances and against every discordant element.

Kew Station, opened last September on completion of the East River Tunnel, is centrally located in this tract and makes every part of it available. The development of the streets is now in rapid progress and many handsome houses are in course of erection. It has not only the advantages afforded by the main line running to the Pennsylvania station, over which more than 40 trains per day stopping at Kew are now operated, but it is accessible from Richmond Hill Station on the Montauk Division and Morris Park Station on the Atlantic Avenue Division.

Electric Lines through Myrtle and Jamaica avenues carry passengers to New York over the Brooklyn Bridge, through fare 5 cents, and connect with the elevated roads and subways.

**Kew Gardens is the Summit of Queens Borough and Has a Frontage of a Mile on Forest Park.**

Many attractive sites are now ready for sale in the immediate vicinity of Kew Station. As to prices and terms, the selling valuations vary FROM FIFTY CENTS A SQUARE FOOT TO ONE DOLLAR PER SQUARE FOOT; THAT IS TO SAY, FROM

**\$1250 TO \$2500 PER LOT.**

**Richmond Hill Has Become a Social and Business Centre and Is Conceded to Have a Beauty of Its Own.**

From every standpoint it is beyond all question unique, having all the advantages of the city and country combined.

FOR FURTHER PARTICULARS APPLY TO

**ALRICK H. MAN, 56 Wall Street, Manhattan;**

Or JOHN KENNETH KELLOGG, Agent, 170 Broadway, New York, and at Kew, Or MARVIN C. CLARK, at the Office of the estate on Myrtle Ave., Richmond Hill.

Take a Car From New Bridge  
59th St. and 2d Ave. Only 15 Minutes to

### ELMHURST

870 Lots, \$500 and Upward

ADJOINING BANKERS' LOAN PROPERTY.

Belmont Ave. Endicott Ave. Hillcrest Ave.  
Pennsylvania Ave. Arlington Ave. Marlow Ave.  
Station and Trolley on Property.

Terms to Suit Everybody. Office Always Open.

**HOUSES FOR SALE OR RENT.**

EVERY MODERN IMPROVEMENT.

RENT LOW OR SELL ON EASY TERMS.

**A. BARRYMORE,**

Broadway, next to Bank Building,  
At Station, Elmhurst, L. I., Station.

### MURRAY HILL FLUSHING, L. I.



We are offering sensible houses at reasonable cost and terms, in a good clean town.

Near the R. R. station and trolley.

**TOM R. PRITCHARD**

Opp. Murray Hill R. R. Station. FLUSHING, L. I.

### SOUND CREST

On the BEAUTIFUL NORTH SHORE of LONG ISLAND

20 Minutes to Herald Square, via Pennsylvania Tunnel

**A QUAIN TITTLE HOME COMMUNITY**

The property is offered at reasonable prices and easy terms and was planned to appeal to refined people earning moderate salaries.

**SOUND CREST IS THE IDEAL HOME SECTION FOR YOUNG BUSINESS MEN HAVING OFFICES IN MANHATTAN WISHING TO PROVIDE THE FAMILY WITH SAFE PLAYGROUNDS, PURE AIR, SUNSHINE AND PRIVATE WATER PRIVILEGES.**

**RESTRICTED TO ONE-FAMILY HOUSES.** Full city advantages of fire and police protection, mail delivery, fine public schools and library in immediate neighborhood.

**IMPROVEMENTS IN NO ASSESSMENTS.** Shaded and macadam streets, sewers, gas, electric and light, heavy concrete sidewalks, curbs and gutters, city water famous for purity.

**THE LAST REMAINING SANDY BEACH WATER FRONT ON NORTH SHORE**

Full particulars of

**THOMAS J. SMITH, 123 East 23d Street, New York**

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### DON'T OVERSTAY THE MARKET

THE TIME TO SELL IS WHEN SOMEBODY WANTS TO BUY.

Those Who Want the Last Dollar in a Trade Frequently Turn a Profit Into a Loss. Instances Where Builders Refused to Be Held Up—How Railroad Corporations Meet Such Situations.

There is an old saying in the stock market, which implies the fallacy of wanting the last dollar in any stock movement, and people in Wall Street have no sympathy for the man who overstates his market and turns a profit into a loss. They figure that he has only himself to blame. The same condition applies to realty; in fact the time to sell is when somebody wants to buy. This applies to any condition of business, but it is especially exemplified in the stock and real estate markets best, and there are many men in both avenues of trade or speculation—for all business is speculation—who have had reason to regret failure to sell when a good offer came their way.

There was a man who through one unfortunate circumstance after another found himself deeply in debt, with no working capital for any of the plants he controlled, no funds to pay taxes, interest or other carrying charges and who was harassed constantly by creditors. This man's property was mortgaged to two-thirds of its value, and when matters looked at their blackest an investor came along and made what expert considered a handsome offer for some of his holdings. Enough money was involved in the deal to more than retire the most pressing of the outstanding obligations and reduce the principal if he so desired so materially that the rejuvenated business could care for it nicely. The man in question thought he should have a larger price and inquired of the investor as to what use he intended putting the property to.

The investor purchased the property outright. He would spend a considerable sum in improvements, would advertise extensively and create a market. Upon learning this the man who owned the property temporized and finally after a few months of uncertainty said that he would not accept the offer. Some time later when the demands of his creditors became particularly insistent, he wanted to reopen negotiations. The man with the money had in the meantime invested elsewhere and turned a few dollars to his opportunity. It mattered not that the man was now willing to do business at a lower figure than was originally offered. He simply overestimated his market and lost his opportunity. It mattered not that the man was now willing to do business at a lower figure than was originally offered. He simply overestimated his market and lost his opportunity.

Coming Auction Sales.

At 14 Vesey Street.

Monday, May 15.

By Joseph P. Day.

Finances Estate sale to be continued on Tuesday and Wednesday.

Tuesday, May 16, 10:30 a.m.

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### Wistoft Houses

Beautifully located in Kissena Park, North, two minutes' walk from city park, near station and trolley lines. These houses are carefully designed and exquisitely finished. All improvements, including sewers. No assessments. Terms easy.

A POSTAL BRINGS OUR ILLUSTRATED CIRCULAR.

**Madsen & Wistoft Construction Co.**

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### Floral Park

THE LAND OF FLOWERS WITHIN THE LIMITS OF NEW YORK CITY: DIRECT TROLLEY, THIRD RAIL AND STEAM ROADS THROUGH PROPERTY; 25 MINUTES FROM ANY POINT IN MANHATTAN; 150 HOUSES ERECTED HERE LAST SEASON; YOU CAN BUY BEST LOCATIONS FOR \$10 CASH, \$5 A MONTH.

(MONEY TO BUILD IF NEEDED.)

THIS PROPERTY WILL DOUBLE IN VALUE IN ONE YEAR. BEFORE BUYING ELSEWHERE WHY NOT LOOK OVER THIS BEAUTIFUL PROPERTY?

DO NOT COST ANYTHING TO SEE IT. FOR PARTICULARS AND FREE TITLES WRITE OR CALL.

HOUSE & HOME CO., 146 E. 34TH ST. PHONE 1481

MADISON, 395 BRIDGE ST., BKLYN., TEL. 1470 MAIN.

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### CEDARHURST PARK

28 MINUTES FROM HERALD SQUARE

Beautiful New Detached Houses, Plots 75 x 100 to 100 x 150 Constructed of Stucco on Expanded Metal.

\$8,000 to \$15,000—Your Own Terms

Thoroughly modern interior, beam ceilings and panel walls, cement cellars, grand sun parlors, shades and screens. SEWERS, sidewalks and macadam streets, large clubhouse, schools, churches—no assessments.

Buy now and select your own chandeliers and decorations.

Representative on Premises.

**CEDARHURST PARK COMPANY, 206 BROADWAY (SUITE 30), MANHATTAN**

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